144.0	0008	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,600 /	718,600
					USE VALUE:	718,600 /	718,600
					ASSESSED:	718,600 /	718,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
158		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLANAS PANAGIOTIS
Owner 2:	PANAGOPULOU VASILIKI
Owner 3:	
Street 1:	158 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLANAS PANAGIOTIS & ANDREAS -
Owner 2:	-
Street 1:	158 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1979 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4115.000	280,700	3,100	434,800	718,600
Total Card	0.094	280,700	3,100	434,800	718,600
Total Parcel	0.094	280,700	3,100	434,800	718,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.16 | /Parcel: 363.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94481
GIS Ref
GIS Ref
Insp Date 12/16/17

!11277!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,700	3100	4,115.	434,800	718,600		Year end	12/23/2021
2021	101	FV	272,200	3100	4,115.	434,800	710,100		Year End Roll	12/10/2020
2020	101	FV	272,200	3100	4,115.	434,800	710,100	710,100	Year End Roll	12/18/2019
2019	101	FV	215,000	3100	4,115.	407,600	625,700	625,700	Year End Roll	1/3/2019
2018	101	FV	214,900	3100	4,115.	336,900	554,900	554,900	Year End Roll	12/20/2017
2017	101	FV	214,900	3100	4,115.	309,800	527,800	527,800	Year End Roll	1/3/2017
2016	101	FV	214,900	3100	4,115.	282,600	500,600	500,600	Year End	1/4/2016
2015	101	FV	209,600	3100	4,115.	277,200	489,900	489,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:13:56

LAST REV

Date	Time
09/13/21	12:51:45

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11277

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLANAS PANAGIOT	78483-558	1	8/17/2021	Convenience	100	No	No		
PAICOPOULOS GEO	59090-345		5/15/2012	Convenience		No	No		Corrective Deed, correcting last name of rema
PALCOPOULOS GEO	57761-126		10/31/2011	Convenience	99	No	No		
	11906-557		10/21/1970		31,000	No	No		N

USER DEFINED

Prior Id # 1:	94481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/14/2017	1646	Solar Pa	3,614	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Measured	336	PATRIOT
11/23/1999	Meas/Inspect	256	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4115		Sq. Ft.	Site		0	80.	1.32	9									434,761						434,800	

Total AC/HA:	0.09447	Total SF/SM:	4115	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	434,761	Spl Credit		Total:	434,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34536421
Const Adj.:	0.99138588
Adj $ / SQ:	173.391
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406778
Depreciation:	126101
Depreciated Total:	280677

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

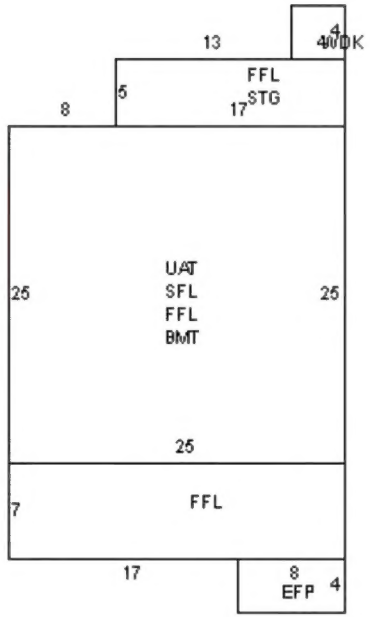
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.39
Special Features:	0	Val/Su Net:	115.80
Final Total:	280700	Val/Su SzAd	185.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	885	173.390	153,451
BMT	Basement	625	77.380	48,360
SFL	Second Floor	625	173.390	108,369
UAT	Upper Attic	156	69.360	10,837
STG	Storage	85	8.280	704
EFP	Enclos Porch	32	71.970	2,303
WDK	Deck	16	15.860	254
	Net Sketched Area:	2,424	Total:	324,278
Size Ad	1510	Gross Area	2893	FinArea 1979

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1950	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100

IMAGE

AssessPro Patriot Properties, Inc